

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Statutory (Illinois)

(Corporation to Individual)

MAIL TO:

2015-04624192  
Martin Ptasinski  
Attorney at Law  
8517 S. Archer Avenue  
Willow Springs, IL 60480



Doc#: 1617949017 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/27/2016 03:48 PM Pg: 1 of 4

### NAME & ADDRESS OF TAXPAYER:

Jozef Nowobilski  
~~8632 S. 77th Ave.~~ 14359 W. OAK PARK  
Bridgeview, IL 60455 HOMER GLEN, IL 60491

THE GRANTOR, Fannie Mae N/A Federal National Mortgage Association, a corporation created and existing under and by virtue of the laws of the having its principal office at the following address: PO Box 650043, Dallas, TX 75265-0043 and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to, Jozef Nowobilski, 14226 Winchester Ct., Orland Park, IL 60467, party of the second part, all interest in the following described Real Estate situated in Cook County and the State of Illinois, to wit:

LOT 44 IN FRANK DE LUGACH'S GERTRUDE HIGHLANDS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of in and to the above described premises, with the hereditaments and appurtenances: to have and to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 18-36-324-017-0000  
Property Address: 8632 S. 77th Ave., Bridgeview, IL 60455

SEE EXHIBIT A ATTACHED HERETO

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its Authorized Member, this 17<sup>th</sup> day of June, 2016

Name of Corporation: Fannie Mae A/K/A Federal National Mortgage Association, by: Anselmo Lindberg Oliver LLC its Attorney-In-Fact

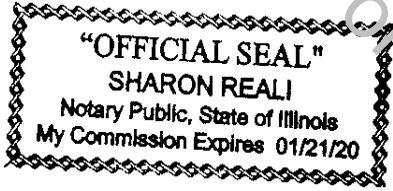
By \_\_\_\_\_  
Authorized Member - Steven C. Lindberg

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Illinois )  
COUNTY OF Dupage )SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Steven C. Lindberg personally known to me to be the Authorized Member of Anselmo Lindberg Oliver LLC as Attorney-In-Fact for Fannie Mae A/K/A Federal National Mortgage Association, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Member they signed and delivered the said instrument and caused the corporate seal of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17<sup>th</sup> day of June, 2016



[Signature] Notary Public  
My commission expires 01/21/20

### COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph B, Section 31-45, Real Estate Transfer Act

Date: 6/17/2016

Signature: \_\_\_\_\_  
Steven C. Lindberg

Prepared by:  
Anselmo Lindberg Oliver LLC  
1771 W. O'Neil Ste 120  
Naperville, IL 60563

Property Address: 8632 S. 77th Ave., Bridgeview, IL 60455

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

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EXHIBIT A

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$72,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$72,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 17 2016

Signature \_\_\_\_\_ Grantor or Agent

Subscribed and sworn to before me this 17th day of June, 2016

Notary Public



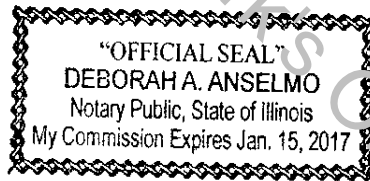
The Grantee or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 24, 2016

Signature \_\_\_\_\_ Grantee or Agent

Subscribed and sworn to before me this 24th day of June, 2016

Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.)